



CALIFORNIA STATE PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD
April 12, 2002

MINUTES

PRESENT:

Ms. Annette Porini, Chief Deputy Director, Department of Finance
Mr. Barry Keene, Director, Department of General Services
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Mr. John Harrigan, Chief Deputy Controller, State Controller's Office
Ms. Donna Lucas, Treasurer Program Manager, Investments Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member, Darrell Steinberg
Assembly Member Kevin Shelley
Assembly Member Sally Havice
Senator Richard G. Polanco
Senator Betty Karnette
Senator Wesley Chesbro

STAFF PRESENT:

James Tilton, Administrative Secretary, State Public Works Board, Department of Finance
Jim Lombard, Principal Program Budget Analyst, Department of Finance
Karen Finn, Principal Program Budget Analyst, Department of Finance
Kathryn Amann, Principal Program Budget Analyst, Department of Finance
Madelynn McClain, Executive Secretary, State Public Works Board
Kathy Chovan, Budget Analyst, Department of Finance
Genevieve Frederick, Budget Analyst, Department of Finance
Jim Martone, Budget Analyst, Department of Finance

OTHERS PRESENT:

Irene Anderson, Department of General Services
Deborah Cregger, Department of General Services
Alison Fitzgerald, Department of Parks and Recreation
Warren Westrup, Department of Parks and Recreation
Michael Lim, State Treasurer's Office
Chris Kooyman, State Treasurer's Office
Aaron Todd, State Treasurer's Office
Blessy Van Zee, Department of General Services
Jeff Cutler, TDLT
John Eaton
Walt Harvey, CCAF
Pat Davison, CABPRO

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:10 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the minutes from the March 8, 2002, meeting and believe them to accurately reflect the Board's proceedings at the meetings and recommended approval.

Hearing no other objections, the minutes of the March 8, 2002, meeting were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there were five bond items. Item #1, Department of General Services, Office Building #10 Renovation. This item will authorize the sale of lease revenue bonds contingent upon the Legislature appropriating funding for the construction phase and authorize interim financing.

A motion was made by Mr. Keene, and by Seconded Mr. Harrigan to adopt Bond Item #1.

Bond Item #1 was adopted by a 5-0 vote.

Item #2, Department of General Services, Office Building #8 Renovation. This item will authorize the sale of lease revenue bonds contingent upon the Legislature appropriating funding for the construction phase and authorize interim financing.

A motion was made by Mr. Keene, and by Seconded Mr. Garcia to adopt Bond Item #2.

Bond Item #2 was adopted by a 5-0 vote.

Item #3, University of California, Merced Campus, Site Development and Infrastructure. There is a correction to this item. Authorize the sale of State Public Works Board Lease Revenue Bonds contingent upon the Legislature appropriating a second project, UC Merced Site Development and Infrastructure, Phase II. That project is on the Governor's desk as AB 16. We anticipate this being signed in the next couple of weeks and this item is contingent upon the passing of AB 16. This item will authorize the sale of lease revenue bonds and authorize interim financing.

Ms. Porini noted that this is contingent upon passing of AB 16, the School Facilities Bond Measure, and we have heard that the signing will happen on the 22nd of this month.

Mr. Keene stated that he was concerned about the selling of Lease Revenue Bonds for facilities that don't produce revenue be taken up at some point in the future.

Mr. Tilton replied that the whole premise behind the use of lease revenue bonds is basically, instead of paying rent for these facilities that rent is the revenue stream is what is used to pay these bonds. So in essence, the State Public Works Board owns these properties and then leases the property back to the operating agency, so the rent payments are the revenue to pay the debt service on the bonds. Mr. Keene asked where the money for the rent comes from. Mr. Tilton stated that the money comes from their operating budget. The Public Works Board stands as the landlords of these properties, builds the properties, sells the bonds on the properties and then leases them back the participating agency.

A motion was made by Mr. Keene, and by Seconded Mr. Garcia to adopt Bond Item #3.

Bond Item #3 was adopted by a 5-0 vote.

Item #4, University of California, Merced Campus, Library/Information Technology Center. There is a correction to this item. Authorize the sale of lease revenue bonds contingent upon the Legislature passing AB 16. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Keene, and Seconded by Mr. Garcia to adopt Bond Item #4.

Bond Item #4 was adopted by a 5-0 vote.

Item #5, University of California, Merced Campus, Science and Engineering Building. There is a correction to this item. Authorize the sale of lease revenue bonds contingent upon the Legislature passing AB 16. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Keene, and Seconded by Mr. Garcia to adopt Bond Item #5.

Bond Item #5 was adopted by a 5-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #6 through #23. We are pulling Item #12, Department of General Services, Department of Parks and Recreation, Mill Creek Project to allow time to resolve issues with the terms of the purchase agreement.

The **revised consent calendar** covers Items #6, through #11 and Items #13 through #23.

Mr. Tilton indicated that in summary, the revised consent calendar proposes eight requests to approve preliminary plans, two requests to authorize site selection, three requests to authorize acquisition, two requests to authorize acquisition of real property through an acceptance of a gift, one request to authorize fee acquisition through acceptance of an offer to dedicate, one request to authorize acquisition of a public access easement through acceptance of an offer to dedicate.

Staff recommends approval of the **revised consent calendar** Items #6 through #11 and Items #13 through #23.

A motion was made by Mr. Keene, and by Seconded Mr. Garcia to adopt the Revised Consent Calendar, and to approve Agenda Items #6 through #11 and Items #13 through #23.

The revised consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Mr. Tilton noted that there was one Action Item. Item #24, Department of General Services, Department of Parks and Recreation, Donner Memorial State Park, Schallenger Ridge. This item will authorize acquisition. Mr. Tilton then reported to the Board on the Donner Memorial acquisition. At the February 8, 2002, Public Works Board meeting, the Board requested that staff report back to the Board on issues related to the proposed acquisition to expand Donner Memorial State Park. There are four issues that warrant a report to the Board which include easements, access, CEQA, and use of motor vehicles in the park. We believe that the issues related to easements, access and CEQA have been or will be resolved. However the issue of motor vehicle use has not been resolved, but is not within the jurisdiction of the board.

Regarding easements: Easement issues are related to prior property transactions, not the proposed acquisition. Notwithstanding, PWB staff are working with the landowners and the title company to assure all valid easements are appropriately recorded.

Regarding Access: Currently the Department of Parks and Recreation (DPR) has an access agreement with all of the adjacent landowners. DPR acknowledges that Placer County claims Cold Stream Road as a public road right of way. For land locked properties, Government Code Section 5003.5 authorizes DPR to issue permits for access upon submissions of an application by the affected landowner. The permit requires the holder at his/her own expense to construct and maintain the means of the access in accordance with the terms and conditions of the agreement. The permit remains in effect as long as the permit holder remains in compliance with the provisions.

CEQA: The DPR filed a Notice of Exemption because the acquisition is simply a transfer of land from private to public ownership, and as such in and of itself does not effect the environment. Any future development or changes to the area would require DPR to follow the appropriate park planning process as established in statute which provides for public notification and comment and requires DPR to file appropriate CEQA documents to implement the plan.

Motor Vehicle Use: Public Resources Code Section 5001.80 governs the use of motor vehicles or snowmobiles in the state park system. Some parks prohibit the use of motor vehicles, others allow off road vehicles, while others authorize motor vehicles on designated roads. DPR has a process, which must be followed to establish roads and trails if and where allowed. However, the potential rights of an individual or business to use motor vehicles within the state parks system is not within the jurisdiction of the Board. These issues would more appropriately be addressed through other agencies or jurisdictions. Even though these issues would not be germane to the acquisition of the property. The one unresolved issue is not within the jurisdiction of the Board, therefore, staff recommend approval of the acquisition of the property.

Mr. Tilton also noted that the Board has received a number of letters in support of this item. We also have a letter of opposition from a landowner.

Ms. Porini asked if anyone in the audience would like to comment on this item.

Ms. Pat Davison, Field Director for the CA Association of Business, Property and Resource Owners. I am here today representing Mr. Larry Hahn, owner of 56 acres in the Coldstream Canyon area. Mr. Hahn has not opposed the expansion of Donner Memorial State Park, recognizing the value to the public from such an expansion.

We came to you two months ago asking for help to receive answers from State Parks as this acquisition was going forward. While we may not be 100 percent happy with the answers we have received, at least the exchange of information has helped Mr. Hahn and other property owners understand where State Parks is at regarding future use and access.

I did want to emphasize a couple of points for the record. It has been our contention all along that a public right of way exists in Coldstream Canyon. That right of way is recognized by Placer County and the Forest Service. We hope now, after serious research and discussion has occurred, that State Parks also recognizes that a public right of way exists in Coldstream Canyon. Ongoing negotiations with many property owners and public agencies, involved in the use and management of Coldstream (primarily Placer County) will determine which road in the Canyon satisfies the public route. We expect State Parks to defer to Placer County in this matter.

Additionally, substantial evidence has been provided to the Public Works Board to show that private access easements for a 60-foot wide roadway also exist. These easements were created when a private ski operation was being proposed in the area and the easements were written in expectation of turning the roads over to the County upon completion of the ski area. As I understand the language in these easements, they are virtually unrestricted easements, allowing all manner of residential and commercial use to traverse the roadway. The intent was for these roads to satisfy a multitude of public and private interests. There would not be an issue of overburdening the easement as has been suggested here in February.

Lastly, we understand that acquisition as an action unto itself may not constitute a physical change warranting CEQA review. Property owner concerns about increased visitor use, loss of privacy, lack of active forest management, etc. will not be addressed as part of this acquisition process. However, any move by State Parks to determine road usage, forest health treatments, revise visitor maps, construct new trails, or other management actions must include the property owners at the earliest possible stage. That inclusion at the earliest stages will hopefully provide Mr. Hahn and other property owners the chance to bring up these issues. Otherwise, they are forced to file administrative appeal or legal challenge to seek remedy, neither of which are desirable alternatives from our perspective.

Thank you for this opportunity to share some of the concerns held by Mr. Hahn. We look forward to a productive partnership with State Parks that is based on mutual respect and understanding.

Ms. Porini asked again if there was anyone else who wished to comment on this item.

Mr. Paul Vatisas, a resident and business owner in Tahoe City, California. I am here to support this proposal and to make public comment. He asked to read a letter from the Sierra Club into the public record.

The Tahoe Area Sierra Club, representing the Tahoe Area interests for Sierra Clubs in California and Nevada, and which serves the High Sierra Community from Hope Valley in the south, to the Tahoe Basin and Donner Lake and the Little Truckee Watersheds to the north, wants to go on record as being in favor of protecting in perpetuity the area known as Schallenberger Ridge.

It is a pity that regional resources, such as Schallenberger Ridge find themselves being judged according to popular support, when the essential issue has to do with inherent and implicit value: a value that exceeds and supercedes popularity. This is especially true in an age of dwindling, clean, fresh water, and when it seems that all public servants should be counted on to protect us from encroachments on that vital public resource.

The Donner Basin, with Donner Lake, Coldstream, and the Donner headwaters is part of the Truckee-Pyramid ecosystem and, as you may know, that system is under extreme duress.

- The Upper Truckee and most other streams feeding Lake Tahoe fail to meet clean water standards;
- Lake Tahoe fails to meet clean water standards and is losing clarity at an average of 1+ feet a year;
- The middle and lower sections of the Truckee River are out of EPA compliance due to upstream development, urban, industrial, and highway impacts, etc;
- Squaw Creek, a major tributary of the Truckee, already over-impacted by Olympic Valley development and Squaw Valley skiing is being pressed for more development;
- Martis Valley, a Truckee River watershed and tributary, is being pressed by proposals to develop a residential community that will, by itself, easily double the population and infrastructure in the Truckee area, adding untold deleterious impacts to the Truckee River Basin;

- Pyramid Lake, the final recipient of the environmental follies upstream, is struggling to recover in the wake of so much human disturbance upstream, not to mention the residential and interstate highway developments that have been increasingly adding to the stress on Donner Lake, the larger Donner basin watershed, and the Truckee River.

There are other, perhaps more obvious reasons why Schallenberger Ridge and the Coldstream watershed should be protected:

- It is a major viewshed enjoyed by the hundreds of thousands of people that travel east and west on Interstate 80 each year;
- It is a popular hiking and winter recreation area for local residents and visitors;
- It includes remnants of the historically vital Emigrant Trail
- It contains extraordinary and critical habitat for a number of high sierra species, some of which are endangered or nearly so.

The obvious reasons notwithstanding, the most important reason that Schallenberger Ridge should be saved is because it can be saved. The people of California, via Proposition 12, voted overwhelmingly to direct their public leaders and agencies, including the Public Works Board, to seek out opportunities to expand the state park system, and this is an incredibly rare opportunity to do just that. If 68 percent California voter approval and a top priority rating by the Sierra Parks District does not qualify as broad popular support, then there is no such thing.

The Tahoe Area Sierra Club urges the Public Works Board to do the right thing on behalf of us all by protecting Schallenberger Ridge and the Coldstream watershed, so that we may count on its unobstructed beauty for generations to come. Michael Burgwin, Executive Committee Member,

Mr. John Eaton, a resident of Truckee, introduced himself. Most everyone I know in Truckee strongly supports the acquisition of Schallenberger Ridge by State Parks. Coldstream Canyon and Donner State Park are an important resource to the people that live in Truckee and like to play there. It is also important resource in that it brings people from other areas in to help support us economically. The issues that have been raised seem to be able to be resolved whether or not this property is acquired. I hope you will support the purchase of this acquisition.

A motion was made by Mr. Keene, and by Seconded Mr. Garcia to adopt Action Item #24.

The motion passed by a 3-0 vote.

OTHER BUSINESS:

Mr. Tilton noted that there were no items of other business.

REPORTABLES:

Mr. Tilton indicated there were thirteen reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, May 10, 2002, at 10:00 am in Room 112. There may be special meeting, it will be noticed on our web site.

Having no further business, the meeting was adjourned at 10:35 a.m.

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF GENERAL SERVICES (1760) OFFICE BUILDING # 10 RENOVATION, SACRAMENTO COUNTY

Authority: Chapter 106/01, Item 50.10.161

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, contingent upon the Legislature appropriating Construction phase funding.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Owned Real Property (Transfer Agreement) between the Department of General Services and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds, or other appropriate source.

Total authorized project costs:

\$25,865,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services
Office Building # 10, Sacramento County

Action requested

This action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Department of Education, who currently occupies OB # 10 located at 721 Capitol mall, is scheduled to move to the East End Complex in July of 2002. This proposal provides for the renovation of this six-story building of 145,800 gross square feet. The project will renovate the space to provide open space architecture including carpet, wall finishes, modular system furniture and ceiling tiles. Additional improvements include the removal and replacement of the existing roof and windows, and upgrade the electrical system including cabling for communication/data/security. The project also includes the installation of fire sprinklers and the removal of hazardous materials (lead paint and asbestos) and special consideration will be given to maintain the historic significance of this building, which was constructed from 1950 to 1953.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 50.10.161 provided \$1,033,00 for the Preliminary Plan phase of this project. The State Public Works Board and the Department of General Services may obtain interim financing for the project costs authorized in this item from any appropriate source pursuant to Sections 16312 and 16313 of the Government Code. No project costs have been allocated to date.

\$25,865,000 total estimated project costs

0 project costs previously allocated: No project costs have been allocated to date.

\$1,033,000 project costs to be allocated: preliminary plans; working drawings \$1,094,000; construction \$23,738,000 (\$15,866,000 contract; \$1,111,000 contingency; \$6,761,000 A&E)

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2002
Approve working drawings:	March 2003
Complete construction:	March 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 2

**DEPARTMENT OF GENERAL SERVICES (1760)
OFFICE BUILDING # 8 RENOVATION, SACRAMENTO COUNTY**

Authority: Chapter 106/01, Item 50.10.160

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, contingent upon the Legislature appropriating Construction phase funding.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Owned Real Property (Transfer Agreement) between the Department of General Services and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds, or other appropriate source.

Total authorized project costs:

\$109,134,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 2

Department of General Services
Office Building # 8, Sacramento County

Action requested

This action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Department of Health services, which currently occupies space at 714 P Street, is scheduled to move to the East End Complex. This proposal provides for the renovation of this Seventeen-story building of approximately 307,555 gross square feet. The renovation will consist of demolition of all interior partitions including the removal and replacement of existing finishes including the removal of hazardous materials (lead paint and asbestos); upgrade of the electrical and data wiring; upgrade all ADA and Fire and Life Safety items to current codes; and will provide open space architecture including carpet, modular systems furniture and ceiling tiles. A central reception building is also planned for security purposes by providing one public entrance as well as space for an on-site child care facility to be shared with OB#9 adjacent to OB# 8.

Funding and Cost Verification

This project is within cost. The Budget Act of 2001 provides \$1,858,000 for preliminary plans for OB#8. No project costs have been allocated to date.

\$109,134,000 total estimated project costs

0 project costs previously allocated: No project costs have been allocated to date.

\$1,858,000 project costs to be allocated: For the Preliminary Plan Phase for OB 8; working drawings \$2,207,000; construction \$51,917,000 (\$33,607,000 contract; \$2,352,000 contingency; \$ 15,958,000 A&E)

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	October 2002
Approve working drawings:	May 2003
Complete construction:	September 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 3

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Site Development and Infrastructure

Authority: Chapter 106/01, Item 6440-301-0660(2)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, contingent upon the Legislature appropriating Construction phase funding.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost: \$37,012,000

APPROVED. CONTINGENT UPON THE PASSING OF AB 16.

BOND ITEMS

STAFF ANALYSIS – ITEM 3

University of California, Merced
Site Development and Infrastructure

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Site Development and Infrastructure project, implemented in three phases, will provide for the site development and infrastructure necessary to establish the new campus and support an enrollment of 6,000 FTE students by 2010-11, the first phase of campus development.

Funding and Project Cost Verification

This project is within cost. The State Public Works Board and the University of California may obtain interim financing for the project costs authorized in this item from any appropriate source pursuant to Sections 16312, 16313, and 15849.1 of the Government Code. Sale of the Bonds is predicated upon obtaining full appropriation for a second project, University of California, Merced, Site Development and Infrastructure, Phase II.

\$47,012,000 total estimated project costs

\$3,437,000 project costs previously allocated: preliminary plans

\$43,575,000 project costs to be allocated: working drawings -- \$1,707,000; construction -- \$41,868,000 (\$38,188,000 contract, \$1,890,000 contingency, \$1,790,000 A/E) at CCCI 4019

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 4

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Library/Information Technology Center

Authority: Chapter 106/01, Item 6440-301-0660(4)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, contingent upon the Legislature appropriating Construction phase funding.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost:

\$40,302,000

APPROVED. CONTINGENT UPON THE PASSING OF AB 16.

BOND ITEMS

STAFF ANALYSIS – ITEM 4

University of California, Merced
Library/Information Technology Center

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Library/Information Technology Center project will construct the initial library and information center that will serve as a major instructional and resource facility for the entire campus and will provide key research support to programs in the social sciences and humanities. The 120,000-sq ft facility will house information resources and services, conventional library services, computer classrooms, video conferencing facilities, instructional technology support services, and other media services. In its initial use, the facility will provide start-up space for student service functions such as admissions, registrar, financial aid, and counseling activities, as well as for campus administration and other office functions until permanent facilities can be constructed for them.

Funding and Project Cost Verification

This project is within cost. The State Public Works Board and the University of California may obtain interim financing for the project costs authorized in this item from any appropriate source pursuant to Sections 16312 and 16313 of the Government Code.

\$56,500,000	total estimated project cost.
\$ 3,900,000	project costs previously allocated: preliminary plans - \$1,800,000 and working drawings - \$2,100,000.
\$52,600,000	project costs to be allocated: construction \$40,302,000 (\$36,400,000 contract, \$1,832,000 contingency, \$2,070,000 A/E) at CCCI 4019 and equipment - \$12,298,000 at EPI 2564.

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 5

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Science and Engineering Building

Authority: Chapter 106/01, Item 6440-301-0660(3)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, contingent upon the Legislature appropriating Construction phase funding.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost: \$56,648,000

APPROVED. CONTINGENT UPON THE PASSING OF AB 16.

BOND ITEMS

STAFF ANALYSIS – ITEM 5

University of California, Merced
Science and Engineering Building

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Science and Engineering Building project will provide 102,000 asf for teaching and research labs, lab support space, faculty and administrative offices for the Divisions of Natural Sciences and Engineering.

Funding and Project Cost Verification

This project is within cost. The State Public Works Board and the University of California may obtain interim financing for the project costs authorized in this item from any appropriate source pursuant to Sections 16312 and 16313 of the Government Code.

\$74,046,000 total estimated project cost.

\$2,500,000 project costs previously allocated: preliminary plans - \$2,500,000

\$71,546,000 project costs to be allocated: working drawings - \$2,600,000; construction - \$56,648,000 (\$51,450,000 contract, \$2,548,000 contingency and \$2,650,000 A/E) at CCCI 4019 and equipment - \$12,298,000 at EPI 2627.

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: July 2004

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT – ITEM 6

FRANCHISE TAX BOARD (1730)
SACRAMENTO, SACRAMENTO COUNTY
Central Office Fire Alarm Modifications

Authority: Chapter 106/01, Item 1730-301-0001 (1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Franchise Tax Board
Sacramento, Sacramento County
Central Office Fire Alarm Modifications

Action requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. This project consists of modifications and upgrades of the existing Fire Alarm Systems in Building 1 and 2 to meet State Fire Marshal and additions to the emergency warning systems to comply with ADA requirements. Project includes retrofitting interior doors in exit passageways with magnetic door holders that automatically close by actuation of a smoke detector. Additionally, the Day care Centers in both buildings will receive an approved fire alarm system that can be tested monthly during fire drills. ADA upgrades include adjusting the height of manual fire alarm pull stations, and the addition of visual and audible alarms.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 1730-301-0001 (1) provides \$447,000.00 for the project (Preliminary Plans \$17,000, Working Drawings \$33,000 and Construction \$397,000). Original project estimate did not include the cost of project management (\$9,500), and preparation of CEQA documentation (\$500). Based on the preliminary plan design we request that the project fund be reallocated as follows: Preliminary Plans +\$2,000, new total \$19,000; Working Drawings +\$3,000, new total \$36,000; Construction -\$5,000 new total \$392,000.

\$447,000 total estimated project costs

\$17,000 project costs previously allocated: for preliminary plans .

\$430,000* project costs to be allocated: preliminary plans +\$2,000; working drawings \$36,000; construction \$392,000 (\$327,000 contract, \$23,000 contingency, \$42,000 A&E)

* Based on preliminary plan estimate.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 29, 2001, and the waiting period expired on October 3, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2002

Complete construction: April 2003

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SWEETWATER FOREST FIRE STATION, SANTA CLARA COUNTY
CDF Project Number 165, DGS Parcel Number 9872

Authority: Chapter 50/99, Item 3540-301-0001(5)

- a. **Authorize acquisition consistent with the staff analysis**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services
Department of Forestry and Fire Protection
Sweetwater Forest Fire Station, Replace Facility

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The approved project includes the acquisition of 5+/- acres and the construction of a replacement facility for the Sweetwater Forest Fire Station. The acquisition phase of the project involves acquisition of a fee simple interest in approximately five (5) acres, consistent with the approved project scope.

Funding and Cost Verification

This project is within cost. Chapter 50, Budget Act of 1999, Item 3540-301-0001(5) provides \$172,000 for this acquisition of fee simple interest. There is a sufficient funding available to complete acquisition of the selected site in accordance with Legislative intent.

\$1,693,000 total estimated project costs

\$172,000 project costs previously allocated: acquisition \$172,000

\$1,521,000 project costs to be allocated: preliminary plans \$76,000, working drawings \$103,000, and construction \$1,132,000 (\$1,106,000 contract, \$55,000 contingency, \$181,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 20, 2000, and the waiting period expired on January 19, 2001.

Project Schedule

The project schedule is as follows:

The property will be acquired through a lease purchase agreement, which is anticipated to commence May 2002.

Condition of Property

Staff of the Department of General Services, Environmental Services Section, have conducted a visual inspection of the subject parcel on Monday, March 25, 2002. Staff concludes that the property has no obvious hazards that could result in unknown future remediation costs to the State. The historical use of this property was cattle grazing land, and it does not appear necessary to prepare a formal preliminary site assessment.

Other:

- This project was approved for site selection by the State Public Works Board on November 9, 2000.
- The site meets the requirements of the California Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The purchase price does not exceed the estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.
- The proposed acquisition is a portion of larger acreage. The larger acreage is currently in process of division among current property owners. The state will acquire the property through a lease purchase agreement and property transfer will occur upon completion of the property division or April 30, 2005, whichever occurs first.

Staff Recommendation: Authorize acquisition consistent with staff analysis

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
VINA HELITACK BASE, TEHAMA COUNTY
CDF Project Number 179, DGS Parcel Number 10024

*Authority: Government Code 14660,
Government Code 14673, and
Government Code 11005*

- a. **Authorize the acquisition of real property through the acceptance of a gift**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services
Department of Forestry and Fire Protection
Vina Helitack Base

Action requested

The requested action will authorize the acquisition of real property through the acceptance of a gift.

Scope

A one-acre, unimproved parcel adjacent to the existing Vina Helitack Base has been offered as a gift to the Department of Forestry and Fire Protection (CDF). CDF will construct on this parcel a helicopter hangar with paved access to the helipad and extend existing utilities to service the building. With the approval of the Director of Finance, the Director of General Services will accept the parcel and immediately transfer jurisdiction to CDF.

Costs

The only costs associated with acceptance of this donation are the staff costs to process the acceptance.

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 27, 2001, and the waiting period expired in March 29, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is April 2002.

Condition of Property

Staff of the Environmental Services Section, Real Estate Services Division, have conducted a visual inspection of the subject parcel on Wednesday, March 13. Staff concludes that the property had no obvious hazards that could result in unknown future remediation costs to the State. Prior to development by CDF, this property was cattle grazing land, and it does not appear necessary to prepare a formal preliminary site assessment.

Other

- A Negative Declaration for the project, prepared and approved by the California Department of Forestry and Fire Protection, identified no obvious hazards that could result in unknown future remediation costs to the State.

Staff Recommendation: Authorize the acquisition of real property through acceptance of a gift.

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF GENERAL SERVICES (1760)
STATE COASTAL CONSERVANCY (3760)
FURGATCH, OFFER TO DEDICATE PUBLIC ACCESS EASEMENT
SAN DIEGO COUNTY
Project Number SCC 122D, Permit Number F9663

- a. **Authorize acquisition of a public access easement through acceptance of an Offer to Dedicate**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services
State Coastal Conservancy
Furgatch, Offer to Dedicate Public Access Easement

Action requested

The requested action will authorize acquisition of a public access easement through acceptance of an Offer to Dedicate.

Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number F9663 on February 27, 1981, for the proposed construction of a two-story single family residence with a detached guest house and garage in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) an easement to the public for passive and recreational uses, such as walking, swimming, jogging, sunbathing, fishing, or surfing over the property in the form of an Irrevocable Offer to Dedicate Public Access Easement and Declaration of Restrictions. The OTD expires, if not accepted within 21 years of its creation. This OTD will expire on April 19, 2002, unless accepted by a governmental entity or qualified non-profit organization. On January 24, 2002, the Coastal Conservancy voted unanimously to accept the public access easement.

Terms and Restrictions

This OTD is a sandy beach lateral allowing for passive and recreational uses on a portion of a residential lot in the City of Del Mar.

Cost

The acceptance of this OTD involves only the administrative cost of a staff analysis and the Department of General Services review.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 29, 2002, and the waiting period expired on March 5, 2002.

Condition of Property

A consultant from the State Coastal Conservancy has inspected the property and reported no due diligence issues that would prevent acquisition of the easement.

Other

- According to the State Coastal Conservancy (SCC), the public regularly uses the OTD beach lateral and the adjacent beach areas, through implied dedication. Public access to the beach area is from the water or from 29th Street, located about 250 feet to the south of the property.
- The beach lateral including this OTD are currently being maintained by the City of Del Mar (City) as a public beach.
- The SCC reports the City does not wish to accept the OTD at this time because the owner argues that the public is using the beach for volley ball use which he believes exceeds the uses allowed by the OTD, i.e. "passive use". He also argues that the OTD is not legal because it is not a "fixed" area, since it is bordered by the mean high tide line, which is ambulatory. Although the City believes the OTD could be easily defended, they do not wish to address the issues at this time.
- The SCC has no pending plans to formally open the OTD easement for public use, and wishes to preserve the OTD for future conveyance to the City.

Staff Recommendation: **Authorize acquisition of a public access easement through acceptance of an offer to dedicate.**

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
LOS ANGELES RIVER PARKWAY-TAYLOR YARD-Parcel D-2, LOS ANGELES COUNTY
DPR Parcel Number A36603, DGS Parcel Number 10100

Authority: Chapter 52/00, Item 3790-301-0005(16)

a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of General Services
Department of Parks and Recreation
Los Angeles River Parkway-Taylor Yard-Parcel D-2

Action requested

The requested action will authorize site selection.

Scope Description

This project is within scope. The Legislature approved \$40 million from Bond funds for the purpose of acquiring and developing various parcels along the LA River adjacent to an existing state park. On December 14, 2001, the State Public Works Board authorized the acquisition by Department of Parks and Recreation (DPR) of two adjacent parcels totaling 29.6 acres at Taylor Yard. This request will authorize acquisition of an adjacent 10.8 acres.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0005 (16) provides \$40,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2001, and the waiting period expired on November 9, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2002.

Condition of Property

In conjunction with the Department of Parks and Recreation's acquisition of an adjacent parcel (commonly referred to as D-2 parcel), the DGS met with representatives of the files of the Department of Toxic Substances Control (DTSC). DTSC had exercised oversight and regulatory control over a hazardous materials cleanup by Union Pacific Railroad on parcels D-1 and D-2. Contaminated soil had been removed from the site and certain portions of the sites had lower levels of lead contamination that was treated in a manner acceptable to DTSC. The DTSC issued a letter finding that the sites had been cleaned in accordance with the remedial action plan approved by DTSC. DTSC also concluded that the sites did not need to be encumbered with a deed restriction. Based on the information provided in the various preliminary site assessment documents, the statements provided by DTSC concerning the remediation of hazardous materials, and commitments of the landowner, staff from the Department's legal and environmental services offices recommend approval of this acquisition.

Other:

- The purchase price does not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of a Corporation Grant Deed to the State free and clear of any liens.
- DPR estimates that future costs of \$1.244 million to develop and provide staff for this site. The need for these funds will be evaluated as part of the normal budget process.

Staff Recommendation: Authorize site selection

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MILLERTON POINT, VARLOW PROPERTY
MARIN COUNTY
DPR Parcel Number A37201, DGS Parcel Number 10098

Authority: Chapter 52/99, Item 3790-302-0001(3)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of General Services
Department of Parks and Recreation
Tomales Bay State Park, Millerton Point, Varlow Property

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of additions to Tomales Bay State Park in the Millerton Point Area without specifying particular parcels. This request will authorize site selection of fee simple interest in approximately 91 acres to be acquired from the property owner.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3790-302-0001(3) provides \$1,500,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs. Total costs of approximately \$300,000 were previously allocated from this appropriation for allocation projects. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 7, 2001, and the waiting period expired on December 12, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in June of 2002.

Condition of Property

DGS Environmental Services staff have toured the property and reported no due diligence issues that prevent site selection.

Other

- A private appraiser, under contract to a prior owner, appraised the property and the proposed offer is consistent with the fair market value approved by Department of General Services staff.
- The current owner, California State Parks Foundation, has agreed to sell the property for its acquisition costs since the property was acquired by the Foundation through the assistance of the Wildlife Conservation Fund Tax Credit Program.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is vacant. There are no relocation costs associated with this property.
- The property has only one improvement which is a domestic well that produces 5-gallons per minute.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs. All future operating costs will be absorbed within DPR's existing budget.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MILL CREEK, DEL NORTE COUNTY
DPR Project A37000, DGS Parcel 10086

*Authority: Chapter 106/01, Item 3790-301-0005(29)
Chapter 106/01, Item 3600-301-6018(1)
Chapter 106/01, Item 3760-301-0005(3)
Chapter 52/00, Item 3640-302-0001*

a. **Authorize acquisition consistent with staff analysis**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of General Services
Department of Parks and Recreation
Mill Creek Project, Del Norte County

Action requested

The requested action will authorize acquisition consistent with staff analysis.

Scope Description

This project is within scope. This project provides for the acquisition of approximately 25,000 acres adjacent to Jedediah Smith Redwoods State Park to the north and adjacent to Del Norte Coast Redwoods State Park to the south. The purpose of the acquisition is to provide public access and habitat protection in Del Norte County.

Funding and Cost Verification

This project is within cost. Save the Redwoods League (SRL) has entered into a purchase option agreement with the property owner to acquire the property. SRL will assign the purchase option to the Department of Parks and Recreation (DPR) and will provide private donations for a portion of the purchase price. The Federal government has allocated grant funds through the U.S. Fish and Wildlife Service toward this acquisition. The property can be acquired in accordance with Legislative intent by supplementing the private donations plus the Federal contribution with funds from Chapter 52, Budget Act of 2000, Item 3640-302-0001 and from Chapter 106, Budget Act of 2001, Items 3600-301-6018(1), 3760-301-0005(3), and 3790-301-0005(29).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2001, and the waiting period expired on November 8, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2002.

Condition of Property

Staff of the RESD Environmental Services Section conducted a site visit to this property during site selection. ESS staff have also reviewed a substantial file of information on the condition of the Mill Creek property, including a Preliminary Site Assessment, Phase I, and various reports on the investigation and remediation of previous industrial areas within the property. Staff believe all of these materials and assessments have been professionally prepared to the standards for due diligence. ESS staff have also consulted with representatives of the North Coast Regional Water Quality Board concerning the measures needed to finalize abatement of all known hazardous conditions on the property. While acquisition of this property will require post-escrow monitoring, ESS staff conclude that the property has no known hazards that have not been disclosed in these reports, that any known hazardous conditions have been remediated and/or are in the process of being remediated, and that adequate disclosure of the remaining structures on the property has been provided by the owner/agent.

Based on the findings in the materials provided by the owner/agent, consultation with the Regional Board, and final disclosure agreements that will be prepared by the purchasing state agency, ESS staff recommend approval of site acquisition.

Other

- The purchase price will not exceed the fair market value established by a Department of General Services (DGS) approved appraisal.
- On March 8, 2002, the County of Del Norte, the Property Owner and the Save the Redwoods League resolved all issues regarding the county's impending loss of taxation revenue related to timber yield and property tax associated with the property being put into public ownership.
- The proposed acquisition will include over 100 miles of logging roads, which are currently in good to excellent condition and will require ongoing maintenance for ongoing access and fire response. The road system currently costs \$200,000 annually to maintain.
- Additional operating costs may be incurred for security purposes to protect the property from vandalism, poaching, timber theft, etc. Requests for future staffing, operating and maintenance costs will be considered through the normal budget process. Operating costs may include on-going silvicultural responsibilities (thinning, vegetation control, insect infestations, etc.) of the second growth forests on the property.
- The property contains several former mill-related structures, including two substantial single-story buildings covering several thousand square feet, large areas of paving, and building foundations. The structures on the site are vacant and no relocation assistance will be necessary.
- All remaining structures and other improvements will be accepted in an "as is" condition. DGS staff have concluded that few, if any, of the buildings have immediate re-use capabilities because of their respective condition and the absence of a functional domestic water system. The structures on the site are vacant and no relocation assistance will be necessary. DPR plans to use the existing office for a visitor center and/ or DPR office and to restrict access to the rest of the structures by gating off road access to the mill site unless support funding becomes available. DPR anticipates that the costs to use the existing office are minimal and can be absorbed within the existing budget. If the buildings require modifications to meet existing codes and are unsuitable for use, DPR's estimated costs are probably understated.
- The property contains critical refugia for salmon and steelhead in Mill and Rock Creeks. The watershed and streams within the proposed purchase are essential to maintaining and improving North Coast salmonoid fisheries.

- The proposed 25,000-acre acquisition will include approximately 200 acres of old-growth redwoods and Douglas firs; the acquisition will secure a large acreage of second-growth redwood forest watershed situated between adjacent state and federal parks, and special protection areas. The site includes habitat for threatened and endangered species.
- The purchase agreement establishes post-acquisition abatement and monitoring responsibilities by the seller for the petroleum-contaminated areas associated with past fuel and lubricant usage at the mill. The purchase agreement also requires confirmation from the North Coast Regional Water Quality Board that all of the long-term water quality issues have been addresses, including the near-term remediation of the petroleum-contaminated areas and long-term protection against soil erosion.
- The property, especially the former mill area, presents future asset management opportunities (conservation camp, recreational facilities, equipment storage, movie production, etc.) if these uses are determined to be compatible with preservation of watershed values, old growth reserves, and endangered species habitat.
- There is no implied dedication involved with this project.
- DPR is not aware of any lawsuits pending concerning the property.
- DPR, The State Coastal Conservancy, The Wildlife Conservation Board, Save the Redwoods League, and The Department of Fish and Game have developed an agreement that controls the development and uses of this property.

Staff Recommendation: Authorize acquisition consistent with staff analysis.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
BORDER FIELD STATE PARK, REAL PROPERTY DONATION IN FEE
San Diego County
DPR Parcel Number A29900, DGS Parcel 10078

Authority: Public Resources Code 5005

- a. Authorize the acquisition of real property through the acceptance of a gift

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of General Services
Department of Parks and Recreation
Border Field State Park

Action requested

The requested action will authorize the acquisition of real property through acceptance of a gift.

Scope Description

An 11.40 acre, unimproved parcel adjacent to Border Field State Park has been offered as a gift to the Department of Parks and Recreation (DPR). This parcel will be included in the construction of the Goat Canyon Enhancement Project consisting of retention basins to be constructed within the Goat Canyon Creek watershed. With the approval of the Department of Finance (DOF), DPR will acquire this parcel and make it available for use as a sedimentation basin to help manage sediment that would otherwise be deposited on the Tijuana River Estuary.

Terms and Conditions

The donor (City of San Diego) reserves a right to create public service easements if a need arises in the future, but language has been added to the deed that such easement(s) shall not unreasonably conflict with the State's intended use of the property.

Costs

Other than potential inspections of the property, the only costs associated with acceptance of this donation are the staff costs to process the acceptance. The development of the sediment basin will cost approximately \$6.4 million, which would be funded through a combination of Bond Funds and reimbursements.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 25, 2000, and the waiting period expired on June 29, 2000.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is May 2002.

Condition of Property

Staff of the RESD Environmental Services Section conducted a site visit to this property on March 21, 2002. Staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the site has mostly been used as open space by the City of San Diego; (2) based on an observation of the site and discussions with the State Land Park Officer and the Associate Civil Engineer for the Southern Service Center, Department of Parks and Recreation, there are no surface/subsurface improvements on the property that would require inspection; (3) the site is bordered by the Border Field State Park and the Tijuana River National Estuarine Research Reserve and is subject to environmental protection due to engendered species, (4) environmental studies have been conducted for the proposed project on the site, and (5) properties adjacent to the site in California, do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

This property is extremely critical to State of California. The addition of this site to Border Fields State Park will enable the State of California to protect endangered salt marsh land by providing an area to use as a sediment management basin. Over the past few years, sediment has washed uncontrolled across the border, due to the aggressive development in Tijuana, and has accumulated in the Tijuana River Estuary and filled the streambed in the lower reaches on the California side. The creek flows have fanned over and blanketed the downstream area, resulting in loss of critical salt marsh vegetation that has adversely affected the local habitat communities critical to the biodiversity of California.

Based on these findings, ESS staff recommend approval of acquisition.

Other:

- This parcel is located within the Goat Canyon Enhancement Project, which includes sediment retention basins to be constructed within the Goat Canyon Creek watershed beginning near the international border and continuing downstream. Recognizing the impact that sediment from Goat Canyon Creek has had on the Tijuana River Estuary, it was recommended that sedimentation basins be constructed to manage sediment from the creek (PWA, 1987). Working with the Southwest Wetlands Interpretive Association (SWIA), with funding from the SCC, the Goat Canyon/Canon de los Laureles Enhancement Plan was developed to manage the deposition of sediment from the creek.
- Staffing pertaining to the acquisition itself will be absorbed within the Department's existing support budget.
- Maintenance of the site is expected to include the removal of debris following storm events, the periodic removal of accumulated sediment, and the management of vegetation growth. Once the development is completed, DPR has estimated that ongoing maintenance costs will be between \$40,000 to \$460,000 annually. The need for this additional funding will be evaluated through the normal budget process.

Staff Recommendation: **Authorize the acquisition of real property through acceptance of a gift.**

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CASPAR HEADLANDS STATE BEACH, LOT G , MENDOCINO COUNTY
DPR Parcel Number A36300, DGS Parcel Number 10095

*Authority: Chapter 52/00, Item 3790-301-0001(7)
Chapter 106/01, Item 2660-101-0890*

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of General Services
Department of Parks and Recreation
Caspar Headlands State Beach, Lot G

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Budget Act provides the Department of Parks and Recreation (DPR) with funding to acquire various sized parcels of land that are surrounded at least fifty percent by State Park property and where DPR ownership would improve operations of the existing State Park Unit. This request would authorize the acquisition for approximately 0.62 acres of unimproved land from the Mendocino Land Trust for purposes of public access and open space. This parcel is adjacent to the Caspar Headlands project, which will become the State Park property in March of 2002, and the acquisition would permit DPR to continue to use the land for public access and open space preservation.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0001(7) provides \$500,000 in DPR funds for inholding purchases. There is currently approximately \$257,000 remaining in this account. The Legislature has also provided for expenditure Federal grant funds by the Department of Transportation (Caltrans) for federal discretionary transportation corridor improvement grants and formula Section 163 grants. Caltrans has identified \$300,000 from this Federal Aid program to DPR for acquisition of the property and the California Transportation Commission (CTC) approved the funding for this project at its January 23-24, 2002 meeting.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 15, 2001, and the waiting period expired on September 18, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2002.

Condition of Property

The Department of General Services (DGS) Environmental Services staff toured the Caspar Headlands Lot G parcel proposed for acquisition by the California Department of Parks and Recreation. A Phase I Environmental Site Assessment completed in July 2000 for the Caspar Headlands did not recognize any potential environmental concerns with Lot G. No due diligence issues were noted during the September 2001 site tour that would prevent the acquisition.

Other

- This project was approved for site selection by the State Public Works Board on March 8, 2002.
- The property was appraised by a private appraiser under contract to DPR and the proposed offer is consistent with the fair market value approved by Department of General Services staff.
- There is no relocation assistance involved with this project.
- Future staffing pertaining to this property will be absorbed within DPR's existing support budget.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CHINO HILLS STATE PARK, OFFER TO DEDICATE REAL PROPERTY IN FEE
ORANGE COUNTY
DPR Project Number A35000, DGS Parcel 10062

- a. Authorize fee acquisition through acceptance of an Offer of Dedication

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of General Services, Department of Parks and Recreation
Chino Hills State Park – Offer to Dedicate

Action requested

The requested action will authorize fee acquisition through the acceptance of an Offer of Dedication.

Irrevocable Offer to Dedicate

On May 30, 2000, SWEPI LP (“Offeror”), formerly known as Shell Western E & P Inc., recorded an Irrevocable Offer of Dedication and Declaration of Restrictions on Use of Property (“Offer”) on a 53.2 acre site adjacent to Chino Hills State Park. The Offer is dated April 28, 2000 and will expire, if not accepted by the Department of Parks and Recreation (DPR) within four (4) years of its recordation. If DPR does not accept the offer prior to May 29, 2004, the Offeror may either renew the Offer to DPR for an additional 4 years or convey the property at no cost to any governmental agency or qualified conservation organization.

Terms and Restrictions

This offer contains “Mineral Reservation” below a depth of 100 feet. The donation also restricts the use of the property to natural open space for habitat protection, trails, and educational purposes. The offer includes a reservation for the right to enter by permit and a permanent right for the United States Fish and Wildlife Service (USF&WS) to enter the property to monitor species and habitat conditions.

Cost

Other than potential inspections of the property for compliance with the terms of the offer, the only costs associated with acceptance of this offer are the staff costs to process the acceptance.

CEQA

A notice of exemption was filed with the State Clearinghouse on June 22, 2001, and the waiting period expired on July 27, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is March 2002.

Condition of Property

Staff of the RESD Environmental Services Section conducted a site visit to this property on March 20, 2002. Staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the site has mostly been used for grazing, with limited ranching improvements; (2) based on an observation of the site and discussions with the State Park Superintendent and the Associate Resource Ecologist, there are no surface/subsurface improvements on the property that would require inspection; (3) the site is bordered by Chino Hills State Park and is protected property subject to the provisions of a Habitat Conservation Plan, and (4) properties adjacent to the site do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials. This property is extremely critical habitat to the State of California. The addition of this site to Chino Hills State park will promote the natural corridor link to U.S. forest land, critical in ensuring the biological diversity in Southern California. The corridor allows wide ranging species like bobcats, mountain lions and a variety of rare species to avoid becoming trapped in isolated patches of habitat in an otherwise heavily urbanized area. Based on these findings, ESS staff recommend approval of acquisition.

Other

- DPR has reported that there are no liens or lawsuits on the property.
- DPR reports that the property will be delivered with a clear title.
- DPR reports that the property is vacant and unimproved and that there are no legal or illegal tenants on the property.
- DPR has reported that there are no provisions that would restrict the State from divesting title to the property.
- In addition to the offer to dedicate on this property, SWEPI LP performed other mitigation efforts including: selling a 960 acre tract of land to the State, funding the revegetation and restoration of areas of coastal and sage scrub/ cactus habitat, providing traps to DPR, funding a full time Ecologist for 10 years and fund a part time Ecologist for 5 years.
- DPR anticipates that staffing pertaining to this acquisition can be absorbed within the Department's existing support budget.
- The Offer is subject to the provisions of the SHELL/MWD Habitat Conservation Plan (the "HCP"), prepared in accordance with Section 10(a) (1) (B) of the Federal Endangered Species Act and dated June, 1994. The Offer is specifically made subject to the provisions of the HCP and the HCP Implementation Agreement dated November, 1996. In the event of expiration of the Offer without acceptance, the Offeror is required to maintain the property in the same condition and in a manner consistent with the "Declaration of Restrictions on Use of Property" set forth in the "Offer".
- The property offers significant natural habitat, open space, and scenic values to the Yorba Linda community. State Parks operates Chino Hills State Park, which borders the property on the north. The people of the State of California will benefit from the addition of the Protected Property to the Chino Hills State Park and from the contribution to the preservation of native habitats and species, open space, aesthetics, scenery, and solitude resulting from the dedication.
- The DPR has indicated that by accepting this offer to dedicate, the DPR can ensure that appropriate management practices are followed and long-term preservation is assured. The rare plants and animals found on this parcel are components of the larger populations that extend into the State Park. Since individual species interact with and are dependent on this interaction to maintain a healthy population, the DPR has stated that having the ability to ensure proper management of this property will further enhance and protect the overall integrity of the existing rare plants and animals already found within the State Park.

Staff Recommendation: Authorize fee acquisition through acceptance of an Offer of Dedication.

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MENDOCINO HEADLANDS AND MENDOCINO WOODLANDS STATE PARKS
BIG RIVER PROJECT, MENDOCINO COUNTY
DPR Parcel Number A37100, DGS Parcel Number 10096

*Authority: Chapter 106/01, Item 3790-301-0005(28)
Chapter 52/00, Item 3640-301-0005(b)
Chapter 52/00, Item 3640-302-0001(1)
Chapter 52/00, Item 3760-301-0005(2) and (5)
Chapter 52/00, Item 3760-302-0005(2)(S)
Chapter 52/99, Item 3760-301-0001(1)
Budget Bill of 2002, Item 2660-102-0890*

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of General Services
Department of Parks and Recreation
Mendocino Headlands and Mendocino Woodlands State Parks
Big River Project, Mendocino County

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Department of Parks and Recreation (DPR) received funding to acquire desirable redwood parcels. This project provides for the acquisition of approximately 7,318 acres adjacent to Mendocino Headlands and Mendocino Woodlands State Parks using these funds and other state funds. The other state funds can be used for grants and or capital outlay expenditure to promote salmon habitat restoration, coastal resource enhancements, scenic habitat or recreational lands along the Mendocino Coast, enhancements of coastal resources and for acquisition of open space.

Funding and Cost Verification

This project is within cost. Mendocino Land Trust (MLT) has entered into a purchase agreement with the property owner to acquire the property. MLT will provide \$6,400,500 in private donations toward the purchase. Save-the-Redwoods League (SRL) will provide an additional \$1,000,000 donation. The Federal government has allocated grant funds through the U.S. Fish and Wildlife Service toward this acquisition. Caltrans, through its Transportation Enhancement Activities (TEA) funding, will provide \$1,000,000 toward this project. The Federal

government, through the U.S. Fish and Wildlife Service, will provide \$1,000,000 toward this acquisition. Federal and non-federal private corporation funds, through the National Fish and Wildlife Foundation, will provide \$200,000 in funds.

The property can be acquired in accordance with Legislative intent by supplementing the private donations plus the Federal contribution with funds from Chapter 106/01, Item 3790-301-0005 (28); Chapter 52/00, Item 3640-302-0001, Chapter 52/00, Item 3640-301-0005; Chapter 50/99, Item 3760-301-0001 (1); and Chapter 52/00, Items 3760-301-0005(2) and (5), Chapter 52/00, Item 3760-302-0005(2)(S) and the Budget Bill of 2002, Item 2660-102-0890.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2001, and the waiting period expired on November 8, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2002.

Condition of Property

A Preliminary Site Assessment was performed by a private consultant that was approved by the Department of General Services (DGS). DGS conducted its own site visit of the property in September 2001, and is satisfied with the condition of the property.

Other

- This project was approved for site selection by the State Public Works Board on March 8, 2002.
- A private appraiser under contract to MLT appraised the property and the proposed offer is consistent with the fair market value approved by DGS staff.
- The Department estimates ongoing operating costs for this acquisition of approximately \$800,000 for approximately 10 PYs and related OEE plus one-time equipment costs of \$550,000. The Department estimates additional immediate public use (IPU) costs of \$50,000 for work associated with inmate crews to do clean-up, materials, and chemical toilets. Requests for staffing, operating and maintenance expenses, and equipment, and IPU will be considered through the normal budget process. In the interim, the Department will absorb operating costs associated with providing limited public access to the property.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- There is no implied dedication involved in this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF PARKS AND RECREATION (3790)
COLONEL ALLENSWORTH STATE HISTORIC PARK, SAN JOAQUIN COUNTY
Restorations, Group F

Authority: Chapter 50/99, Item 3790-302-0001(1.1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of Parks and Recreation
Colonel Allensworth State Historic Park, San Joaquin County
Restorations, Group F

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will restore two railroad boxcars to provide a historically accurate representation of the historic train depot. The boxcars will be stabilized and moved to a restoration shop, restored using approved methods and returned to a designated site at the park. The boxcars ultimately will be placed in the future visitor center and provide the park visitor an understanding and interpretation of railroad history and transportation. Due to the nature of this project, work will move directly from the preliminary plan phase to the construction phase, with the preliminary plans also serving as working drawings.

Funding and Cost Verification

This project is within cost.

\$346,000 total estimated project costs

\$1,000 project costs previously allocated: preliminary plans \$1,000

\$345,000 project costs to be allocated: construction \$345,000 (\$337,000 contract, \$8,000 A&E costs)

CEQA

The restoration of these artifacts is not subject to CEQA requirements; therefore no Notice of Determination or Notice of Exemption has been filed.

Project Schedule

The project schedule is as follows:

Complete construction: March 2003

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF THE YOUTH AUTHORITY (5460)
NORTHERN CALIFORNIA YOUTH CORRECTIONAL CENTER, SAN JOAQUIN COUNTY
Correctional Treatment Center, Stockton

Authority: Chapter 52/00, Item 5460-301-0001 (6)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of the Youth Authority
Northern California Youth Correctional Center, Correctional Treatment Center

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The project will upgrade the existing infirmary to comply with regulations necessary for licensing by the Department of Health Services. The modifications include increasing the size of six medical and eight mental health beds in separate wings, upgrading the lobby for control and access, consolidation of pharmacy storage, renovation of staff lockers and lounge, and external exercise area.

Funding and Project Cost Verification

This project is within cost.

\$4,453,000 total estimated project costs

\$219,000 project costs previously allocated: preliminary plans \$219,000

\$4,234,000 project costs to be allocated: working drawings \$301,000 and construction \$3,933,000 (\$3,165,000 contract, \$222,000 contingency, \$270,000 A&E, \$204,000 other project costs, \$72,000 agency retained) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 2, 2001, and the waiting period expired on August 1, 2001.

Project Schedule

The project schedule is as follows:

Approval working drawings:	January 2003
Complete construction:	May 2004

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 19

UNIVERSITY OF CALIFORNIA (6440)
SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY
UCSF Medical Center Emergency Department Expansion

Authority: Chapter 52/00, Item 6440-301-0001 (2)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

University of California, San Francisco
UCSF Medical Center Emergency Department Expansion

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The University of California, San Francisco (UCSF) Medical Center Emergency Department Expansion project will remodel the Emergency Department (ED) facility of the UCSF Medical Center. The new floor plan will support a more efficient operation by separating administrative/reception functions from treatment areas and will provide more waiting areas, triage stations and treatment stations to handle the rise in patient workload. The project scope will include substantial reconfiguration of interior partitioning and also include asbestos abatement, ADA and life safety upgrades.

Funding and Project Cost Verification

The project is within cost. Chapter 52, Budget Act of 2000, Item 6440-301-0001(2) provided \$50,000,000 for Teaching Hospital Infrastructure at the various UC teaching hospitals. Provision 2 of this Item provides that the funding is available without regard to fiscal year.

\$9,287,000	total estimated project cost
\$450,000	project costs previously allocated: preliminary plans -- \$450,000 (State funds)
\$8,837,000	project costs to be allocated: working drawings -- \$450,000 (State Funds); construction \$8,387,000 (contracts \$7,496,000, contingency \$375,000, A & E \$516,000) at CCCI 3909. (\$4,100,000 - State Funds, \$4,287,000 - hospital reserves)

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	November 2002
Complete construction:	September 2004

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 20

UNIVERSITY OF CALIFORNIA (6440)
SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY
Health Sciences West Improvements, Phase 1

Authority: Chapter 106/01, Item 6440-301-0574(4)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

University of California, San Francisco
Health Sciences West Improvements, Phase 1

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Health Sciences West Improvements, Phase 1 will correct existing deficiencies in the fume hood exhaust and ventilation system of this 127,461 asf instruction and research facility. Improvements to the mechanical systems will result in reliable and controlled exhaust of laboratory fumes as well as immediate improvements to overall heat-reduction and ventilation. Additional fire-safety and mechanical upgrades will also be included in this project.

Funding and Project Cost Verification

This project is within cost.

\$14,117,000 total estimated project cost.

\$565,000 project costs previously allocated: preliminary plans \$565,000.

\$13,552,000 project costs to be allocated: working drawings \$618,000, construction--\$12,934,000 (\$11,688,000 contract, \$584,000 contingency, \$662,000 A&E) at CCCI 4019.

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2003
Complete construction:	September 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 21

UNIVERSITY OF CALIFORNIA (6440)
SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY
Engineering Building

Authority: Chapter 106/01, Item 6440-301-0574(21)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

University of California, Santa Cruz
Engineering Building

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The Engineering Building project would construct a 90,527 asf facility to provide space for engineering, economics, general assignment classroom as well as space for two of the new California Institutes for Science and Innovation (Cal ISI) -- the Institute for Bioengineering, Biotechnology and Quantitative Biomedical Research (QB3) and the Center for Information Technology Research in the Interest of Society (CITRIS).

Funding and Project Cost Verification

This project is within cost.

\$61,527,000	total estimated project cost
\$2,666,000	project costs previously allocated: preliminary plans -- \$1,992,000 (State funds), \$674,000 (Cal ISI funds).
\$58,861,000	project costs to be allocated: working drawings -- \$1,803,000 (State funds), \$561,000 (Cal ISI funds); construction -- \$39,134,000 (State funds), \$9,265,000 (Cal ISI funds), \$3,000,000 (campus funds); equipment -- \$2,049,000 (State funds), \$3,049,000 (campus funds).

CEQA

The University certifies that this project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2003
Complete construction:	September 2005

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 22

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Pharmaceutical Sciences Building

Authority: Chapter 106/01, Item 6440-301-0574(18)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

University of California, San Diego
Pharmaceutical Sciences Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Pharmaceutical Sciences Building project will construct a 59,801 asf facility for the new School of Pharmacy at the San Diego campus. The facility will provide necessary space for pharmacy instructional and research activities and will include space for research labs and lab support, classrooms and class labs, and associated office support space.

Funding and Project Cost Verification

This project is within cost.

\$42,102,000 total estimated project cost

\$1,761,000 project costs previously allocated: preliminary plans \$1,356,000 (State funds), \$405,000 (campus funds)

\$40,341,000 project costs to be allocated: working drawings \$1,658,000 (State funds), \$428,000 (campus funds); construction \$35,266,000 (\$31,785,000 contract, \$1,590,000 contingency, \$1,891,000 A & E costs) at CCCI 4019. (\$24,714,000 State funds, \$10,552,000 campus funds); equipment \$2,989,000 (\$2,049,000 State funds, \$940,000 campus funds).

CEQA

The University certifies that this project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	August 2003
Complete construction:	October 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 23

CALIFORNIA COMMUNITY COLLEGES (6870)
YUBA COMMUNITY COLLEGE DISTRICT,
YUBA COLLEGE, YUBA COUNTY
Adaptive Physical Education/Therapy Facility

Authority: Chapter 106/01, Item 6870-301-0574 (76)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

California Community Colleges
Yuba Community College District, Yuba College, Yuba County
Adaptive Physical Education/Therapy Facility

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

The project is within scope. This project will replace about 1,656 asf of unsafe portable facilities and construct a new 2,933 asf Physical Education/Therapy Facility. The project includes 2,824 asf physical education and 109 asf office space.

Funding and Project Cost Verification

The project is within cost

\$1,374,000 total estimated project costs

\$63,000 state funding previously allocated for preliminary plans

\$1,311,000 to be allocated: working drawings \$49,000, construction \$1,218,000 (contracts \$1,038,000, contingency \$52,000, testing, inspection, A & E and construction management \$128,000) at CCI 4019 and equipment \$44,000 at EPI 2564.

CEQA

A Negative Declaration was filed with the state clearinghouse on February 27, 2002, and the waiting period expired on April 2, 2002.

Project Schedule

The project schedule is as follows:

Complete construction April 2004

Staff Recommendation: Approve preliminary plans.

ACTION ITEMS

ACTION – ITEM 24

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
DONNER MEMORIAL STATE PARK, SCHALLENBERGER RIDGE, PLACER COUNTY
DGS Parcel Number 10044, DPR Parcel Number A33801

Authority: Chapter 52/00, Item 3790-301-0262(1)
Chapter 106/01, Item 3790-301-0890(1)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 24

Department of General Services
Department of Parks and Recreation
Donner Memorial State Park, Schallenger Ridge at Donner Memorial SP

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of additions to the State Park System consistent with the purposes and requirements of the 2000/01 Habitat Conservation Fund and 2001/02 Federal Trust Fund Appropriations made for this purpose, without specifying specific parcels. This requested action will authorize site acquisition of two non-contiguous parcels totaling approximately 750 acres at Schallenger Ridge.

Funding and Cost Verification

This project is within cost. Chapter 52, Item 3790-301-0262(1), Budget Act of 2000 provides \$1,000,000, and Chapter 106, Item 3790-301-0890(1) of Budget Act of 2001 provides \$1,500,000 for acquisition. The property can be acquired within the funds available and in accordance with Legislative intent.

\$1,004,000 total estimated project costs

\$1,000 project costs previously allocated: DGS appraisal review

\$1,003,000 project costs to be allocated: \$1,000,000 acquisition, and approximately \$3,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 17, 2001, and the waiting period expired on May 21, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2002.

Condition of Property

Staff of the RESD Environmental Services Section conducted a site visit to this property during site selection. ESS staff have also reviewed a Preliminary Site Assessment, Phase I, provided by the agent for this property. ESS staff believe the PSA I was professionally prepared to the standards for due diligence assessments. The PSA I found the property does not contain known hazards that could be revealed by site inspection, records research, or consultation with regulatory agencies. Based on the findings in the PSA I, ESS staff recommend approval of site acquisition.

Other:

- The property was appraised by a private appraisal firm and reviewed by DGS. The purchase will not exceed the DGS approved fair market value.
- One of the two sites is contiguous to the Donner Memorial State Park. Adjacent land will be considered for acquisition pending availability of future funding and willing sellers.
- Both sites are partially bordered by Southern Pacific Railroad right of way.
- The seller will reserve a road easement across an existing dirt road for the purpose of providing access to the owner's adjacent property.
- Department of Parks and Recreation (DPR) is not aware of any lawsuits pending on the property. The property acquisition agreement will require delivery of title to the State free and clear of any liens.
- Staffing pertaining to the acquisition of this property will be absorbed within DPR's existing support budget.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

OTHER BUSINESS

REPORTABLES

To be presented at meeting.

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary

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